



**GASCOIGNE
HALMAN**

Bowden Lane, Chapel-En-Le-Frith, High Peak

**Asking Price
£325,000.00**

THE AREA'S LEADING ESTATE AGENCY



A well presented and substantial end terrace property in a popular location with well proportioned rooms, original features and off road parking. The accommodation offers a wealth of accommodation on split levels with two generous reception rooms, conservatory to rear, kitchen dining room and utility room. The upper levels have equally impressive space including two generous double bedrooms with Jack and Jill shower room, a third bedroom and the family bathroom. The property has recently been re-rendered, is gas central heated throughout complimented by open fires in the principal reception rooms and is double glazed throughout. There is off road parking at the rear of the property and gardens to the rear, side and front.

Located at the top of Bowden Lane, the property is conveniently located for easy access to the town centre and all the amenities it has to offer, it is close to bus stops, supermarkets and within easy reach of the nearby countryside.

Property details

- Substantial Period End Terrace
- Three Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Conservatory to Rear
- Off Road Parking
- Kitchen Diner and Utility Room



About this property

In a little more detail, the accommodation on offer comprises an entrance hallway with staircase leading to the first floor and one down to the kitchen diner. The lounge has an open fire, double glazed window to the front and door opening into the conservatory which overlooks the rear garden. There is also a doorway through to the dining room which has an open fireplace and dual aspect with double glazed window to the front and rear. The kitchen dining room has a range of fitted wall and base units in a light wood effect with contrasting black worktops over, an integrated oven and hob, fridge freezer and space for dishwasher. Off the kitchen is a utility room with side access door and plumbing for washing machine.

The first floor houses the landing, bedroom three with double glazed window to the front, family bathroom complete with WC, wash basin, bath with tiled splash backs and storage cupboard. Bedroom two has a double glazed window to the rear, fitted wardrobes and access to the Jack and Jill shower room comprising WC, washbasin and shower cubicle with glass enclosure. The shower room also serves bedroom one which has double glazed windows to the front and rear.

Externally there is off road parking to the rear along with garden with raised flowerbeds. The garden continues around the side of the house to the front with flowerbeds and various seating areas.



GASCOIGNE HALMAN





DIRECTIONS

SK23 0JQ

COUNCIL TAX BAND

C

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

High Peak Borough Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to cabinet

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

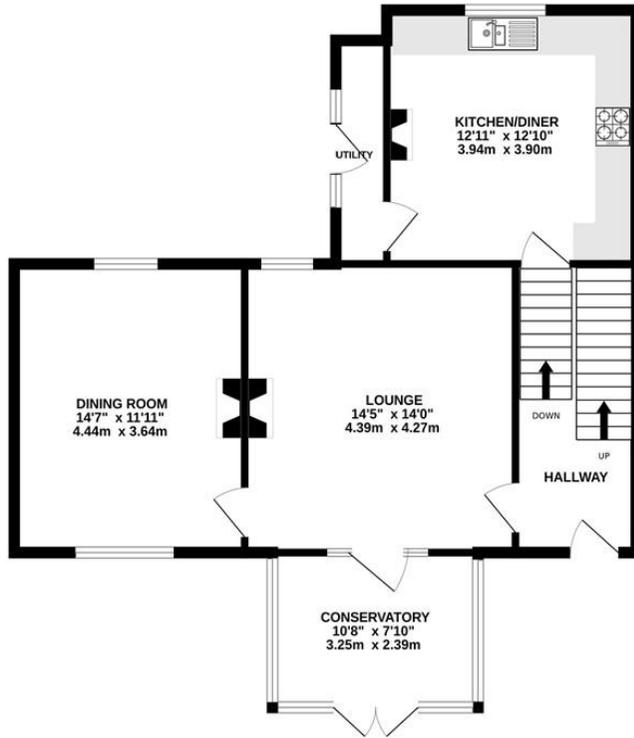
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

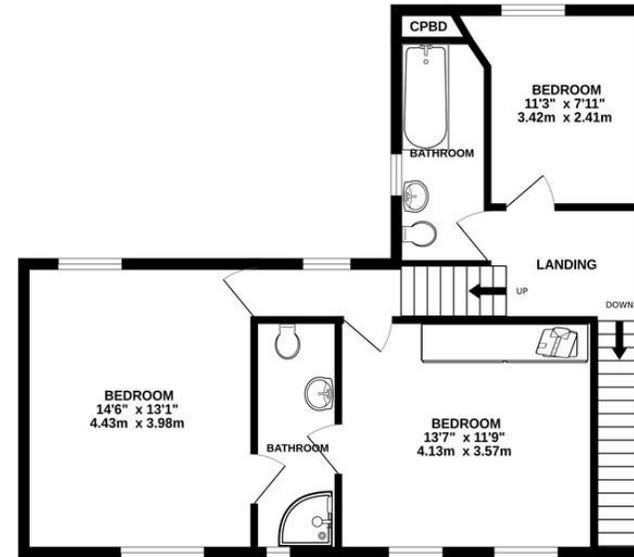
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
739 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1376 sq.ft. (127.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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